

# Higher Spriddleston Barn & The Loft, Spriddleston, Nr Wembury

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Two stunning and well-appointed detached stone-built barns sitting in **glorious gardens with wonderful views**, and less than three miles from the beautiful, rugged coastline at Wembury Beach.

Summary of accommodation

Higher Spriddlestone Barn

Open porch | Veranda | Hall | Drawing room | Dining room | Sunroom | Sitting room | Kitchen/breakfast room  
Utility room | Cloakroom

Galleried landing | Principal bedroom with walk-in dressing room, en suite bathroom and balcony  
Two further double bedrooms | Further playroom/occasional bedroom | shower room

The Loft (detached annexe/guest cottage)

Entrance porch | Entrance hall | Office/treatment room | Single garage | Workshop

First floor living room with integral kitchen | First floor bedroom with en suite shower room

Parking with turning circle | Garden store/summer house | Gardens | Pond

Distances

Wembury Beach 3 miles, Yealmpton 3 miles, Plymouth 5 miles  
(All distances are approximate)



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## Location

Higher Spriddlestone Barn is situated on the edge of the hamlet of Spriddlestone set amidst beautiful, unspoilt countryside, with far -reaching views across the rolling South Hams. Despite its rural setting, the city of Plymouth is less than 5 miles, and the nearby pretty village of Yealmpton offers a popular farm shop with café and pick your own, a primary school, village store/filling station, several shops and a popular pub, The Rose and Crown. The village also hosts an annual agricultural show, which is recognised as one of the best one-day shows in the South-West.

Plymouth offers a wide selection of shops, pubs, restaurants, and cafés, and is home to delights such as The Barbican and The Hoe. Plymouth also offers a university, a major hospital, mainline rail links to London in about 3 hours, and a ferry terminal with crossings to France and Spain.

The stunning delights of Wembury Beach and the South-West Coast Path are less than 3 miles and for other outdoor pursuits, the glorious expanse of Dartmoor National Park can be reached in about 6 miles.

The wider area offers a superb choice of schools from both the state and independent sectors and there are several primary schools within a short drive.



## Higher Spriddlestone Barn

Set well back off a quiet, narrow country land on the edge of the hamlet, Higher Spriddlestone Barn has a commanding position with sweeping views over the surrounding countryside. The main house is presented to the very highest of standards and offers well-proportioned accommodation with large windows allowing natural light, to flood in. Higher Spriddlestone Barn was converted in the 1980s and has subsequently been refurbished to a very high standard by the current owners, who have created a wonderful country home which perfectly blends its older origins with contemporary styling. These refurbishments have included converting an adjacent, smaller barn into a wonderful guest cottage which also provides an office/treatment room alongside a single garage and workshop, with a self-contained apartment above. Both barns are built of local granite and roofed in slate, with mellow red brick detailing around its many windows.

Original architectural fittings have been incorporated where possible including areas of exposed stone, beams, and ceiling timbers plus exposed roof timbers. The main house also now boasts a first floor balcony with fantastic, sweeping views, a veranda, several glazed doors that allow the house to be opened to the garden and fireplaces in the drawing and sitting rooms. The kitchen/breakfast room is positioned centrally forming



a family-centric hub and is fully fitted incorporating a gas range cooker, a large central island, quartz work surfaces and a stone-tiled floor. The first floor offers three bedrooms and a large walk-through playroom/TV room, which could also be used as an occasional bedroom. The main bedroom is a gorgeous haven of tranquillity, with double doors leading to a balcony with superb far-reaching views, a beautiful en suite bathroom and full length dressing room, fitted with wall-to-wall shelving and hanging. There is also a family shower room.



## The Loft

The Loft is a beautiful, detached stone built barn which mirrors Higher Spriddlestone Barn across the gravelled turning circle, ensuring both properties are totally independent of each other and afford a high level of privacy. The Loft is currently used as workspace/treatment room with self-contained apartment above. The apartment is as beautifully presented as the main house and offers self-contained accommodation comprising a large bedroom with en suite shower room, a well-appointed kitchen, and a sitting room with vaulted ceiling. On the ground floor alongside the treatment room, is a small entrance lobby, a storeroom, and a garage. The Loft benefits from its own parking and outside seating area with garden which is screened by a mixed shrub border. There is a small arboretum planted with a delightful mix of broadleaf trees and fringed by a deep, richly planted border.

## Garden and grounds

Higher Spriddlestone Barn and The Loft are approached via a wide stone pillared entrance which opens out to a large, gravelled driveway with turning circle. The gardens are stunning, being largely laid to lawn and level. There is a full width brick paved terrace to the rear of the main house offering dining and seating areas with access from the garden room. There are well established and colourful flower beds and borders, a herb rockery, and wisteria clad stone walls. There is a summer house/shed.

## Services

Mains water and electricity. Private drainage. LPG-fired central heating.

## Directions (Postcode: PL9 0DW)

**What3Words:** title.knee.yard

If driving from Yealmpton, follow the A379 towards Plymouth, passing the Rose and Crown pub on your right. After 2.5 miles turn left at Chittleburn Cross towards Otter Garden Centre and Brixton Torr. Follow Fordbrook Lane for 1 mile and then fork right into Polston Park. Higher Spriddlestone Barn is the third drive on the left.





# Property information

Tenure: Freehold, not listed.  
Local Authority: South Hams District Council ([www.southhams.gov.uk](http://www.southhams.gov.uk))  
Council Tax: Band G  
EPC Rating: F  
Guide Price: £1,350,000

Approximate Gross Internal Floor Area  
Higher Spriddlestone Barn: 2785 sq ft/258.7 sq m  
Annexe: 1084 sq ft/100.8 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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